From:	Ara Mihranian
Sent time:	08/28/2018 02:21:54 PM
To:	Danny Aleshire <danny.aleshire@awattorneys.com>; Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>; Selim <Selim@sawayaeng.com>
Cc:	Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; Jill Martin <jmartin@trumpnational.com>; Posner, Chuck@Coastal <Chuck.Posner@coastal.ca.gov>
Subject:	RE: Tract 50666 # Final Map

Danny is correct.
PVDS is owned by the City, and the improvements will be maintained by the Developer per the Maintenance Agreement.

Ara Michael Mihranian
Community Development Director

CITY OF RANCHO PALOS VERDES

30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275
310-544-5228 (telephone)
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From: Danny Aleshire <danny.aleshire@awattorneys.com>
Sent: Tuesday, August 28, 2018 12:08 PM
To: 'Galvez, Karla@Coastal' <Karla.Galvez@coastal.ca.gov>; Selim <Selim@sawayaeng.com>; Ara Mihranian <AraM@rpvca.gov>
Cc: Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Hudson, Steve@Coastal <Steve.Hudson@coastal.ca.gov>; 'Jill Martin' <jmartin@trumpnational.com>; Posner, Chuck@Coastal <Chuck.Posner@coastal.ca.gov>
Subject: RE: Tract 50666 # Final Map

Hi Karla,

I have not been involved in the discussions regarding Lot J and whether it is (or any portion of it is) going to be dedicated to the City. My understanding is that the City owns fee title to PVD South. Any trails, bike paths, and bike lanes shown on your Public Amenities Plan or under the Trail Easement OTD are subject to maintenance by the Developer and any subsequent owner of the Golf Course in perpetuity per the Maintenance Agreement. In my email to you yesterday, the same section I sent you from the Maintenance Agreement regarding the Developer's obligation to maintain and manage the property subject to the OTDs.

See attached for the Map Selim prepared showing the lots and trails to be dedicated to the City (except it mistakenly shows Lot A as being retained by the HOA). The legend below shows that the Ocean Vista Bikeway and Trail are either already owned by the City or will be owned by the City.

SPECIAL CONDITION 3 – OFFER TO DEDICATE TRAIL EASEMENTS (WITHIN TRACT 50667)			
CCC REF.	DESCRIPTION	CURRENT / FUTURE OWNERSHIP	SUPPORTING DOCUMENTS
A.	WITHIN VESTING TENTATIVE TRACT MAP 50667		
1	PALOS VERDES DRIVE SOUTH ON-STREET BICYCLE LANE	NOT SHOWN (WITHIN PUBLIC RIGHT OF WAY)	
2	LA ROTONDA BIKEWAY	NOT SHOWN (WITHIN PUBLIC RIGHT OF WAY)	
3	OCEAN VISTA BIKEWAY	OWNED BY THE CITY OF RPV (WITHIN PUBLIC ROW) NOT YET ACCEPTED BY THE CITY OF RPV	
4	OCEAN VISTA TRAIL	OWNED BY THE CITY OF RPV (WITHIN PUBLIC ROW)	
5	PRICKLY PEAR TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV NOT YET ACCEPTED BY THE CITY OF RPV	
6	LAKEVIEW TRAIL/BIKEWAY	OWNED BY THE CITY OF RPV NOT YET ACCEPTED BY THE CITY OF RPV	2006-0295377 O.R. – 02-08-2006
7	CATALINA VIEW TRAIL, THEN SAGEBRUSH WALK TRAIL	OWNED BY THE CITY OF RPV	2006-0295377 O.R. – 02-08-2006
8	SWITCHBACK TRAIL (LA ROTONDA POINT), BEACH ACCESS	OWNED BY THE CITY OF RPV	2006-0295377 O.R. – 02-08-2006
9	EAST EL PORTAL TRAIL	NOT YET ACCEPTED BY THE CITY OF RPV	2011-0719715 O.R. – 05-23-2011

Danny Aleshire

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Tuesday, August 28, 2018 11:43 AM
To: Selim; Mihranian, Ara@City of Ranchos Palos Verdes; Danny Aleshire
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; 'Jill Martin'; Posner, Chuck@Coastal
Subject: Re: Tract 50666 # Final Map

Thank you Selim. We are still reviewing the revised map sent yesterday and will get back to you with comments once we've completed our review, but in the meantime, I'd like to follow up with you and the City on this trails issue and lot J.

First, has a final decision been made regarding the dedication of Lot J to the City? Yesterday was the first I heard of this plan to dedicate a portion of lot J to the City and since this impacts our trails and we are reviewing what I thought was supposed to be final revisions to the tract map, it would help to know what the plan is.

Danny or Ara - can one of you please confirm who owns fee title to Palos Verdes Drive South? Is it the City or the County? And if it's the County, who will be in charge of the management of the
Palos Verdes Drive On-Street Bicycle Lane, Ocean Vista Bike Trail and Ocean Vista Trail (pedestrian) which are all included in the Trails & Amnenities Plan?

I'm off to jury duty this afternoon but should be back tomorrow unless I end up being selected. Thanks, Karla

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From: Selim <Selim@sawayaeng.com>
Sent: Monday, August 27, 2018 1:11:09 PM
To: Galvez, Karla@Coastal
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; 'Jill Martin'; Posner, Chuck@Coastal
Subject: RE: Tract 50666 # Final Map

Hi Karla, Thank you for your reply,

Kindly see my answers in bold magenta font below
The City's requested revisions to the Tract Map should not have any impact to the CCC easements. I will be more than happy to forward you the City comments for your review

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Galvez, Karla@Coastal [mailto:Karla.Galvez@coastal.ca.gov]
Sent: Wednesday, August 22, 2018 12:48 PM
To: 'Selim@sawayaeng.com'
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; 'Jill Martin'; Posner, Chuck@Coastal; Mihranian, Ara@City of Ranchos Palos Verdes

Subject: RE: Tract 50666 # Final Map

Thank you Selim. We have a few additional comments/questions to the tract map shown below in **bold-blue** font next to your responses in red. Please include Pat Sexton and Chuck Posner (copied here) in any responses and revisions (Chuck will be taking over for Zach while Zach is out of the office).

Regarding the City's requested changes to the tract map you mentioned on the call on Monday, please let us know if any of those changes will impact the CCC easements or lots, and if so, describe what the changes will be.

Regarding the APNs requested, Pat will follow up with you separately to clarify.

Thanks, Karla

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Tuesday, August 21, 2018 12:39 PM
To: Galvez, Karla@Coastal
Cc: Rehm, Zach@Coastal; Sexton, Pat@Coastal; Hudson, Steve@Coastal; 'Jill Martin'
Subject: RE: Tract 50666 # Final Map

Comments to Revised Tract Map 50666

SHEET 1:

- Under Owner's Statement; reservation of Lot J: are there any CCC required easements or trails, etc. running through this lot? Yes, portion of the Ocean Vista Bikeway runs through the westerly portion of Lot J. See Tract Map 50666 sheet 5 for location and width. ***[KG]*** **Since the Ocean Vista Bikeway runs through the westerly portion of Lot J, shouldn't this note be amended to state lot J is also subject to public use of Ocean Vista Bikeway? Also, it looks like part of this bike trail and also Ocean Vista Trail are outside of tract map and on the road. Who owns the fee interest in the road, the City? The majority of the Ocean Vista Bike Trail fronting the property is within the right of way of Palos Verdes Drive South which is 50 feet wide. The width of the right of way where portion of the bike trail (120' x 10') is currently within Lot J is 40 feet wide. The developer is contemplating dedicating the area of the bike trail that is within Lot J (120' x 10') to the city so the width of PVDS is uniform at 50 feet and that no trail is within lot J. The dedication to the City would be provided on the Final map of Tract 50666. If this proposal is acceptable, then Lot J would not be subject to public use – see attached Exhibit**

  A Road Deed in 1952 was executed in favor of the County of Los Angeles. Currently, the City have jurisdiction over the road and have accepted the widening of PVDS on Tract 50667. There are trails in the Trails & Amenities Plan that appear to be right on the boundary. Also the colored map you provided previously for both tracts showed 2 vertical trails going through Lot J but there is no label. An earlier version of the colored map (not latest) shows 2 vertical easements which are for storm drain /drainage purposes. ***[KG]*** **OK**

SHEET 2:

- 2nd paragraph: the CCC is not the recipient of the OTDs. Replace this note with the following: "The City of Rancho Palos Verdes, a California municipal corporation, as easement holder pursuant to the Irrevocable Offer to Dedicate Public Trail Easement and Declaration of Restrictions recorded on December 19, 1997 as Instrument Number 97-1999962 of the Official Records, as amended, and the Certificate of Acceptance recorded on August ___, 2018 as Instrument Number _____ of the Official Records. The easements created thereby cannot be transferred, amended or modified without Coastal Commission approval." Revised as requested ***[KG]*** **OK**

- 4th paragraph: the CCC is not the recipient of the OTDs. Replace this note with the following: "The City of Rancho Palos Verdes, a California municipal corporation, as fee title owner pursuant to the Irrevocable Offer to Dedicate Fee Title recorded on December 19, 1997 as Instrument Number 97-1999961 of the Official Records, as amended, and the Certificate of Acceptance recorded on August ___, 2018 as Instrument Number _____ of the Official Records. The restrictions created thereby cannot be amended or modified without Coastal Commission approval." Revised as requested.***[KG]*** **please delete the note immediately prior to this one that still references the State of California as interest holder under the OTD in Fee. – Note deleted**

- Penultimate paragraph: The Palos Verdes Properties, a partnership – should that be a "general partnership" "limited

partnership" or something similar? Do not have the information. It is specified as such in the document, see attached***[KG]*** **OK**

SHEET 4:

- ADD THE FOLLOWING NOTE: "Tract No. 50666 is restricted pursuant to Coastal Commission Permit No. A-5-RPV-93-005, as amended, and the Deed Restriction recorded on December 19, 1997 as Instrument Number 97-1999963 of the Official Records. The restrictions created thereby cannot be amended or modified without Coastal Commission approval." Added as requested
  - ***[KG]*** **I forgot to add the other two deed restrictions recorded per Special Conditions 18 and 19 of the CDP. Please modify this note to add references to those as follows (new language shown in yellow highlight):** "Tract No. 50666 is restricted pursuant to Coastal Commission Permit No. A-5-RPV-93-005, as amended, and the Deed Restriction**s** recorded on December 19, 1997 as Instrument Number**s** 97-1999963**, 97-1999964, and 97-1999965** of the Official Records**, each as amended**. The restrictions created thereby cannot be amended or modified without Coastal Commission approval." **Note revised**
- EASEMENT NOTES:
  - Notes should be revised to reflect that the easements are per the OTD easement, not the OTD in Fee Revised as requested . ***[KG]*** **OK** Also the name of every trail, bikeway, or public access area created by the CCC easement OTD should be identified in the notes on each relevant page and depicted on that sheet of the map, as they are in the Trail and Amenities Plan. You can use corresponding information from the trail plan, i.e. If the Trail Plan on page 9 shows the location of the West Portal Bikeway (identified as 4b on the trail plan), on the corresponding page of the TM, we should show the location and depiction of that that bikeway. The Tract map was revised to identify the name and location of each trail as well as the corresponding easement type (C for bicycle, C1 for pedestrian and C2 for combined bicycle and pedestrian).***[KG]*** **OK**
  - Also, all CCC required trails and access ways need to be shown on the tract map but it appears some trails or portions of trails are missing, including:
    - Ocean Vista Trail and Ocean Vista Bikeway at the top of Lot A and Lot J
    - West Portal Trail & West Portal Bicycle Lane to the left of Lot J
    - Trail that runs through lot B which connects to the West Bluff Trail
    - Clubhouse Connector Trail
    - ***[KG]*** **Palos Verdes Drive On-Street Bicycle Lane – I don't see a reference to this trail in the tract map but it's part of SC 3 and shown in the Trail Plan. Is any part of this bike trail within the Tract Map? Does the City own the fee title to the road? The On-Street Bicycle Lanes are totally within the right of way of Palos Verdes Drive South. No part of the On-Street Bicycle lanes are within the limits of the map. The City should own fee title of the PVDS but did not research to confirm. A Road Deed was provided to the County in 1952. Other portions of PVDS on Tract 50667 were dedicated and accepted by the City.**

    Tract map was revised to include the missing trails***[KG]*** **OK**
  - As to the dimensions of the easement trails, references should be consistent (for example, in some places you refer to an easement as being of variable width in the note and elsewhere in the graphic you will state it's 6 feet in width.) We are OK with you not specifying the exact dimensions of each trail if that would be simpler.

    The trails easement notes C, C1 and C2 were revised to read "width per map' instead of "variable width easement". Each trail was identified by name, width, location and type.***[KG]*** **OK**
- TOP RIGHT-HAND OF SHEET 4, LETTERED LOT DESIGNATIONS – Lot D should be moved into the second designation, as it is approved for a Fire Break use. Lot L is not referenced in the CDP special conditions

so you can leave in the note that it is restricted to access and parking but delete the reference to the CDP and OTD as requiring it. Also note Lot L is also not listed in the chart on the bottom right of Sheet 4 all revised as requested***[KG]*** **OK**

- LOWER RIGHT HAND CORNER "RECORDATION INFORMATION": is this supposed to be a description of which documents transferred title? If so, the heading should be revised accordingly (something like "vesting recorded documents") The title was revised as suggested ***[KG]*** **OK** and all lots accepted by COAs should also reference the OTD in Fee. ***[KG]*** **OK**
- ***[KG]*** **LLA ADJUSTMENT ON SHEET 4 (and all other sheets where this is shown): if the LLA adjustments were already processed, shouldn't the tract map show the boundary of the tract post adjustment? It doesn't look like it is. You are correct, The map is being revised to reflect post LLA Adjustment.**

All OTHER SHEETS:

- same comments as above regarding the easement notes. All the sheets with keys C, C1, C2, referring to CCC trails, bikeways, etc., should have something identifying the name and location of the trail and a corresponding key letter and be consistent and refer to the OTD easement (not the OTD in Fee). Also on Sheet 6 and throughout, references to the CDP should not be to the amendment 21 only but rather to the original "CDP No. A-5-RPV-93-005, as amended" since the original and all of the amendments apply. Also, Sheet 10 identifies "6' pedestrian / handicap trail easement – see sheet 14". Instead of referring to Sheet 14, show the relevant info on this page too; same thing with the "Bicycle Trail Easement just below the last one discussed on sheet 10, identify these bicycle trails by cross referencing it in some way to the trail info both here and on sheet 14. Revised as requested – See updated map
- ***[KG]*** **SHEET 10: West Portal Trail also referenced as "6 ' foot pedestrian/ handicap trails easement" and the West Portal Bikeway also referenced as "bicycle trail easement", which is confusing in that it makes it seem like they are different easements. The note was revised to be consistent throughout**

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Tuesday, August 07, 2018 8:22 AM
To: Rehm, Zach@Coastal; Galvez, Karla@Coastal; Sexton, Pat@Coastal
Cc: 'Jill Martin'
Subject: Tract 50666 # Final Map

Hi Zack,

Per your request, please find attached the Final Map of Tract 50666 for your review and comments.
Please let me know if you would need anything else.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320